

CITY OF NEWTON
IN BOARD OF ALDERMEN
PUBLIC FACILITIES COMMITTEE REPORT

WEDNESDAY, JANUARY 22, 2014

Present: Ald. Crossley (Chairman), Lennon, Salvucci, Danberg, Laredo and Lappin
Absent: Ald. Albright and Gentile
Also present: Ald. Fuller
City staff: Josh Morse (Commissioner of Public Buildings), Diana Fisher Gomberg (School Committee Member)

#417-13 PUBLIC FACILITIES COMMITTEE requesting that the Administration provide updates on the progress of the Angier Elementary School project. [11/21/13 @ 9:16 AM]

ACTION: **HELD 5-0 (Danberg not voting)**

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#288-13 PUBLIC FACILITIES & FINANCE COMMITTEES requesting that the Administration update the Board of Aldermen when a funding source is determined for the Zervas Elementary School Feasibility Study. [07-11-13 @ 10:10 AM]

ACTION: **HELD 5-0 (Danberg not voting)**

#301-12(2) PUBLIC FACILITIES COMMITTEE requesting updates on the progress of the Carr School Renovation Project.

ACTION: **HELD 5-0 (Danberg not voting)**

NOTE: The above three docket items were discussed as part of a larger status report on the projects included in the Fiscal Year 2014 Capital Improvement Plan. Commissioner of Public Buildings Josh Morse provided the below updates of the four elementary school projects. At the conclusion of the status reports, Ald. Lappin moved hold on all three items, which carried unanimously.

ANGIER ELEMENTARY SCHOOL

Ald. Fuller provided an update on the Angier School project. The city's estimator and the construction manager at-risk are finishing their individual cost estimates and will be presenting them to the City and School Department next week. The City will then know whether the estimated costs are in line with the City's budget for the project. If the cost estimates are greater than the budget, the City will have to do some value engineering. The Design Review Committee has already begun to look at where there could be value-engineering opportunities. In addition, the construction manager at-risk will work with the Design Review Committee and will provide value-engineering recommendations.

The City has to submit a preferred building design to the Massachusetts Building Authority (MSBA) by February 10, 2014. The Board of Aldermen and School Committee will meet jointly on February 3, 2013 to discuss the cost estimates, and value-engineering options, if needed. The Angier School Building Committee and Design Review Committee will then meet on February 6, 2014 to approve the preferred design. There have been no significant changes in the design at this point. However, the Design Review Committee has commented that there should be a higher standard of window installed than what is proposed. The Design Review Committee is also looking at the proposed exterior materials and has suggested that there are better alternative materials that are both more aesthetically pleasing and more cost-effective. The building design also calls for a sky lit central corridor, which has a variety of drawbacks and is quite costly.

There was a discussion regarding the importance of an Alderman attending the Design Review Committee and providing updates to the Board of Aldermen. The Board President will be making an Aldermanic appointment to the Design Review Committee. The Alderman will be responsible for attending the Design Review Committees meetings and providing updates to the Board of Aldermen. Ald. Lappin made a motion to hold the item for future discussion, which carried unanimously.

ZERVAS ELEMENTARY SCHOOL

The Mayor has selected Design Partnership of Cambridge as the design firm that will perform the feasibility study. Public Buildings Commissioner Josh Morse anticipates that the study will begin in the next couple of weeks. However, the Design Partnership of Cambridge will meet with the Zervas Working Group on January 23, 2014 to present the basic information that they have already pulled together. Once the study is underway, sub-contractors will be hired to investigate wetlands, soils, and others conditions in order to assess the site limitations. The Public Buildings Department continues to work with School Department to provide information to the designers.

The Administration is also working on establishing the Zervas School Building Committee. One of the first decisions that the Committee needs to make is to determine what enrollment number is being targeted.

CABOT SCHOOL

The Statement of Interest was submitted to the Massachusetts School Building Authority (MSBA). The Public Buildings Department is working with School Department to improve on areas of the Statement of Interest (SOI) specifically the facilities condition index, preventative maintenance and retro commissioning plan. Although the Public Buildings Department has all of the information that the MSBA requests as part of a SOI, the City does not define that information in the same way as the MSBA. As an example, the facilities condition index that the MSBA requests is the information that the City uses to develop the 5-year Capital Improvement Plan. The City uses building assessments and internal documents that include the age, make, and model for all boilers, roofs, windows, and other pertinent information. The city needs to make it clear to the MSBA that all of the requested information is available. If the City bolsters the

information, it could receive additional funding. The MSBA is expected to invite the City into its school building process within the next few months.

CARR ELEMENTARY SCHOOL

The Carr School Renovation is going along well. The new windows have arrived on site and the demolition of the existing windows is taking place. The elevator shaft is enclosed and the dry wall and plaster is done on second floor, and 50 to 75% complete on the first floor. The data runs for technology are complete and fire prevention work continues. The addition to the school has been added and is weather tight. The project appears to be ahead of schedule and the City's project manager is doing a wonderful job.

Public Buildings Commissioner Morse stated that the project is within budget and he is hopeful that there will be no need to touch the Board of Aldermen contingency. The Public Buildings Department has been able to address some of the School Department's request for improvements like adding electric hand dryers to the school bathrooms and installing LED fixtures in the auditorium and gym. The changes will result in reduced trash and additional energy savings. Once the building envelope is done, the project will move quickly and should be complete before the September 2014 deadline. With that, Ald. Lappin moved hold on the item, which carried unanimously.

REFERRED TO FINANCE AND APPROPRIATE COMMITTEES

#403-13 HIS HONOR THE MAYOR submitting the FY15-FY19 Capital Improvement Plan and Long Range Projection pursuant to section 5-3 of the Newton City Charter. [10/21/13 @ 9:59 AM]

ACTION: **HELD 5-0 (Danberg not voting)**

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

#41-13 ALD. CROSSLEY, FULLER AND SALVUCCI requesting a discussion with the administration to review how the city inventories, plans for, budgets and accounts for needed smaller capital expenditures (currently set at under \$75,000), which are excluded from the Capital Improvement Plan (CIP); how to make these non-CIP capital maintenance items visible, and how to integrate them with the overall planning, CIP, and budgeting processes. [01/14/13 @ 5:02 PM]

ACTION: **HELD 5-0 (Danberg not voting)**

NOTE: Public Buildings Commissioner Josh Morse provided the below Fiscal Year 2014 project updates that included the fire station projects, the City Hall accessibility projects, and the Senior Center roof top projects

FIRE STATION #10

The City received 54 sub trade bid respondents to the invitation to bid on Fire Station #10 and the temporary fire station facility. There was no response to the request for bids on the metalwork but the general contractor will carry that as part of their contract. Some of the sub bids (electrical, plumbing, and mechanical) have shown a marked increase recently likely due to the improvement in the economy. The bid request for a general contractor will be advertised

next week. The firefighters will move to the temporary station in March 2014 and demolition will begin on Station #10. The project is expected to take twelve to fifteen months to complete. Commissioner Morse added that the Public Buildings Department incorporated the community comments into the plan and addressed all of the neighborhood concerns

Associate City Solicitor Ouida Young continues to work with the State on the site approvals for the temporary station at Nahanton Park. The approvals are expected to be received by March 2014.

Committee members suggested that Commissioner Morse keep the abutters to the fire station updated on project. Commissioner Morse will leaflet the neighborhood and knock on doors to ensure that abutters know what is happening.

FIRE STATION #3 AND HEADQUARTERS

The Designer Selection Committee is in the process of looking at three proposals for an owner's project manager for the Fire Station #3 and Headquarters project. Public Buildings Commissioner Josh Morse expects that the Designer Selection Committee will interview all three candidates.

The Commissioner explained that it is the intent to maintain the fire headquarters' building as it is considered historically significant. Although, the building may need to be moved to accommodate the new building(s). There is consideration being given to maintaining the current Station #3 while constructing the new station. It is very important that the Fire Department's response time is maintained during construction. The plan is to have the new station egress and ingress onto Centre Street. There are many options that include building around the existing hair salon or purchasing it. The City has already investigated the limitations of the aqueduct easement with the Massachusetts Water Resources Authority. The feasibility study will look at all of the options and limitations for the fire station and headquarters.

Due to the impact of the station on the neighborhood and village center, the Public Buildings Department continues to work with a large group of people including the Ward Aldermen and neighborhood groups on this project.

The Committee suggested that the Commissioner should have an informational meeting with the Committee and possibly the full Board regarding what options are being considered for the fire station and headquarters.

SENIOR CENTER ROOFTOP UNITS

The Commissioner informed the Committee of the upcoming project to replace and/or rehabilitate the rooftop units on the senior center. The estimated cost of the project is \$188,000. The replacement of the units will improve fresh air circulation in the building. The current units are approximately 25 years old and are at the end of their useful life. The senior center provides service to a high-risk population and serves as an emergency cooling station. Therefore, it is important that the air handlers are working. The Public Buildings Department is determining whether the project could be done through the preferred vendor program. By doing the project

through that program, there may be an opportunity to expand the scope of the components of the project.

CITY HALL ACCESSIBILITY PROJECT

The City Hall accessibility project may get underway in Fiscal Year 2014. The project includes the installation of a three-stop elevator to provide access to the War Memorial, improvements to the ground floor side entrance to City Hall by the War Memorial and acoustical improvements in the War Memorial and Aldermanic Chamber. The project was designed with the use of \$80,000 in Community Development Block Grant funds.

The project will be going to the Community Preservation Committee for funding in February 2014. If the Community Preservation Committee approves the funding for the project, the Design Review Committee will do a preliminary review and the project will come to the Board committees. The estimated cost of the project is just over \$749,000. The two-story elevator is estimated to cost \$450,000. The acoustical improvements in the Chamber and War Memorial will require the Historical Commission's approval.

BROWN MIDDLE SCHOOL WINDOWS PROJECT

The library windows at the Brown Middle School are scheduled for replacement. The school previously underwent a windows replacement project put in but at that time, the library windows were deemed to be in good shape and did not require replacement. The cost of the project is \$69,779.

The Committee asked the Commissioner to provide a list of upcoming smaller projects that includes what phase projects are in and whether they are likely to come to the Board this fiscal year.

FISCAL YEAR 2015 PROJECTS

Commissioner Josh Morse provided a brief review of Fiscal Year 2015 Capital Improvement Plan projects.

LIBRARY

The main library's HVAC system is in need of repair and/or replacement. The Public Buildings Department is in the process of determining whether the best option for replacement of the chiller is a geo-thermal unit or an in-kind replacement. The project is estimated to cost \$1.1 million, which will be spread over three years. The Commissioner will update the Committee once it is determined which type of unit will be used.

POLICE HEADQUARTERS

The rooftop units at Police Headquarters are approximately 25-years old and are beyond their useful life. The units will be replaced with high-efficiency units in FY 15 at a cost of

approximately \$300,000. The replacements should generate energy savings in a building that has the most expensive utility costs per square foot.

HORACE MANN SCHOOL

The emergency generator will be replaced with a smaller unit with battery backup. New emergency signage and lighting will also be installed.

UTILITIES BUILDING

A new exhaust ventilation system is being added to the building at a cost of \$77,650. The project includes the addition of a gas detection system that energizes the existing exhaust fans. The project is a life-safety improvement.

FIRE STATION #1 (NEWTON CORNER)

The emergency generator and transfer switch at Station 1 will be replaced in Fiscal Year 2015. Both the generator and transfer switch are at the end of their useful life.

CITY HALL

The restroom facilities at City Hall will be upgraded to meet accessibility standards as required by building code. There is also a phased project to restore or replace the windows at City Hall to improve energy efficiency. The project is eligible for funding through the Community Preservation Act Fund. The Public Buildings Department will do a cost benefit analysis of rehabilitation versus replacement. There will also be an assessment and mock-up of the proposed rehabbed or replacement window. The funds for the mock-up window and assessment were appropriated a couple of years ago.

The windows were double paned about ten years ago but there was no rehabilitation of the window sashes or window frames. It was pointed out that air leakage through the window elements can only be repaired by replacing the entire window assembly. The windows are considered a historic feature of the building and any change would require the endorsement of the Newton Historical Commission.

ENERGY/SUSTAINABILITY PROJECTS

There are \$3 million of energy conservation measures proposed for the main library, Franklin, Underwood, and Cabot Elementary Schools. The Committee will be having an in depth discussion on energy conservation on February 19, 2014. The Chair would like Chief Financial Officer Maureen Lemieux to attend that meeting to discuss the possibility of dedicating more of the energy savings generated through energy projects to the Energy Capital Stabilization Fund.

The updates concluded and the Committee approved a motion to hold both items for future discussion.

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All other items before the Committee were held without discussion and the Committee adjourned at 9:50 PM.

Respectfully submitted,

Deborah Crossley, Chairman